



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday April 14, 2010

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@fredco-md.net

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Planning-Wednesday, April 21th, 2010 Meeting, TBA

Board of Appeals-Thursday, April 22nd, 2010 Meeting @ 7:00 PM

*Contact The Division of Permitting and
Development Review (DPDR) at 301-600-1134
for preliminary/final plats, and site plan items*

- or -

*The Division of Planning at 301-600-1138 for
re-zonings, Ag-preservation, workshops, and
public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

1. **MINUTES** **APPROVAL**
2. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
3. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**
4. **CONSENT AGENDA** **APPROVAL**
 - a) [APFO Letter of Understanding \(LOU\) for Wedgewood West MXD \(formerly Younkings\)](#) - Requesting approval of signed LOU for a mixed-use development of 300,060 \pm sq. ft. of warehousing and auxiliary office use; 300,060 \pm sq. ft. of manufacturing and auxiliary office use; and 76,070 \pm sq. ft. of retail use. Situated on 52.98 acres and located at the western quadrant of English Muffin Way (Extended) and New Design Road. APFO for this project approved at the May 14, 2008 FcPc Meeting.
File S-1147, A/P #6425, Stephen O'Philips
5. **PRELIMINARY PLAT** **APPROVAL**
 - a) [Wedgewood Business Park: Lot 26 Phase III Amendment](#) - (Continued from January 13, 2010) Requesting approval of a Phase III Preliminary Plan Amendment proposing the addition of a 9.337 acres to the existing 2.009 acre Wedgewood Lot 26. The 9.337 acre parcel was joined to Lot 26 from the adjacent Russell Property via an addition plat which was approved on June 12, 2008. Located along International Boulevard north of English Muffin Way. Zoned: Limited Industrial (LI), Adamstown Planning Region. Tax Map 86 / Parcel 8.
File SP05-15, A/P #9442, Tolson DeSa
 - b) [Linton at Ballenger Section IV](#) - Requesting Preliminary Plan approval for 64 residential dwelling units, consisting of 13 single family detached dwellings, and 51 townhouse units. There are no MPDU's proposed in Section IV. The total site area is 13.3 acres. Located at the corner of Elmer Derr Road and Ballenger Creek Pike. Zoned: Planned Unit Development (PUD), Adamstown Planning Region. Tax Map 85 / Parcel 44.
File S-1128, A/P's #10440 (PREL), #10441 (APFO) & #10442 (FRO), Tolson DeSa

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6. COMBINED PRELIMINARY PLAT / SITE PLAN

DECISION

- a) [Linton at Ballenger Section III](#) -Requesting Combined Preliminary/Final Site Plan approval for 355 residential dwelling units; consisting of 138 2/2 condos, 116 condo units, and 101 townhouse units. There will be 62 MPDU's within Section III. The total site area is 43.9 acres. Located at the corner of Elmer Derr Road and Ballenger Creek Pike. Zoned: Planned Unit Development (PUD), Adamstown Planning Region. Tax Map 85 / Parcel 44. File S-1128, SP05-08, AP's #7212 (SP/PREL), #7216 (MOD), #7213 (APFO) & #7215 (FRO), Tolson DeSa

7. COMBINED PRELIMINARY / FINAL PLAT

APPROVAL

- a) [FSK Mall Preliminary/Final Re-Subdivision Plat](#) -_Requesting Preliminary/Final Plat Amendment approval to subdivide a 1.48 acre tract known as Lot 7, Section 5 Harding Farm, off of a 50.04 acre tract known as Harding Farm Lot 1R, a.k.a FSK Mall. Located within the FSK Mall parking lot at the corner of Holiday and Spectrum Drives. Zoned: General Commercial (GC), Frederick Planning Region. Tax Map 77 / Parcel 187. File SP74-01, AP# 10143, (SP), #10145 (APFO) & #10144 (FRO), Tolson DeSa

8. SITE PLAN

DECISION

- a) [Red Robin Restaurant](#) - Requesting Site Plan approval for 6,370 square foot restaurant on a 1.48-acre site. Located within the FSK Mall parking lot at the corner of Holiday and Spectrum Drives. Zoned: General Commercial (GC), Frederick Planning Region. Tax Map 77 / Parcel 187. File SP74-01, AP's # 10142 (SP), #10182 (APFO) & #10183 (FRO), Tolson DeSa
- b) [FSK Mall Installation of Landscape Islands](#) - Requesting Site Plan approval for the addition of approximately 6,500 SF of new internal green space areas within affected area of the FSK Mall parking lot due to the addition of the Red Robin use. Located within the FSK Mall parking lot at the corner of Holiday and Spectrum Drives. Zoned: General Commercial (GC), Frederick Planning Region. Tax Map 77 / Parcel 187. File SP74-01, AP# 10595 (SP), #10596 (APFO) & #10597 (FRO), Tolson DeSa
- c) [Mullinix Agro, Lot 13](#) - Requesting Site Plan approval for Storage Yard (with no buildings) on 25.2 acres. Located at the terminus of Agro Drive (near the intersection of Manor Woods Drive and Ballenger Creek Pike), Adamstown Planning Region. Zoned: General Commercial (GC), Tax Map 94 / Parcel 85. File SP79-18, A/P's #10339 (SP), #10340 (APFO) & #10341 (FRO), Stephen O'Philips

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- d) [Oakdale Elementary School Expansion](#) - (Continued from February 17, 2010) Requesting Site Plan approval proposing the addition of an two-story, totaling 18,867 square foot addition consisting of 13 classrooms and 2,491 square feet of renovations, the addition is proposed to replace the existing portable classrooms. Located along Old National Pike east of Meadow Road. Zoned: Euclidian Institutional (EI), New Market Planning Region. Tax Map 78 / Parcel 736.
File SP99-42, AP's #10251 (SP), #10118 (APFO) & #10252 (FRO), Tolson DeSa
- e) [Hyattstown Church-Johannes Property](#) - (Continued from February 17, 2010) Requesting Site Plan approval proposing the construction of a one-story sanctuary totaling 10,754 square foot church on 8.93 acres. Located at the corner of MD 355 and Lewisdale Road. Zoned: Residential (R-1), Urbana Planning Region. Tax Map 106 / Parcel 18.
File SP09-05, AP's #9448 (SP), #9449 (APFO) & #9450 (FRO), Tolson DeSa
- f) [Braddock Heights Volunteer Fire Department](#) - Requesting Site Plan approval for 4,606 square foot 2 story addition onto an existing 7,457 square foot building on a 1.73-acre site. Located along Jefferson Boulevard, south of Maryland Avenue / Old Swimming Pool Road. Zoned: Village Center (VC), Middletown Planning Region. Tax Map 66 / Parcel 70.
File SP85-34, AP's #10316 (SP), #10318 (APFO) & #10317 (FRO), Tolson DeSa
- g) [Hyatt Park Lot 2b: Mid Atlantic Sports, LLC](#) - Requesting Site Plan approval for 33,000 square foot addition onto an existing 28,000 square foot building as well as the relocation of a 9,500 square foot fabric tension structure on a 9.77-acre site. Located at the end of Tyler Court, off of Urbana Pike MD 355. Zoned: Limited Industrial (LI), Urbana Planning Region. Tax Map 106 / Parcel 90.
File SP99-41, AP's #10447 (SP), #10542 (APFO) & #10448 (FRO), Tolson DeSa